

**MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
FEBRUARY 7, 2006
(9:00 A.M.)**

Proceedings of a regular meeting of the Board of County Commissioners of St. Johns County, Florida, were held in the auditorium at the County Administration Building, 4020 Lewis Speedway (County Road 16-A) and U.S. 1 North, St. Augustine, Florida.

Present were: Cyndi Stevenson, District 1, Vice Chair
 Karen R. Stern, District 2
 Ben Rich, District 3
 Bruce A. Maguire, District 4
 Ben W. Adams, Jr., County Administrator
 Dan Bosanko, County Attorney
 Terry Bulla, Deputy Clerk

Absent: James E. Bryant, District 5, Chairman

(02/07/06 - 1 - 9:00 a.m.)
CALL TO ORDER BY CHAIR

Stevenson called the meeting to order.

(02/07/06 - 1 - 9:01 a.m.)
ROLL CALL

Four Commissioners were present, with Bryant absent.

(02/07/06 - 1 - 9:03 a.m.)
Stevenson gave the invocation and Stern led the Pledge of Allegiance.

(02/07/06 - 1 - 9:04 a.m.)
PROCLAMATION DESIGNATING FEBRUARY 2006 AS BLACK HISTORY MONTH

Stern named all those in attendance for the presentation and gave the proclamation to Otis Mason, who received it on behalf of all those represented.

(02/07/06 - 1 - 9:12 a.m.)
ACCEPTANCE OF PROCLAMATION

Motion by Maguire, seconded by Stern, carried 4/0 with Bryant absent, to accept the proclamation as presented.

(9:16 a.m.) Stevenson made an announcement that the President had ordered flags to be flown at half-staff in recognition of the passing of Coretta Scott King.

(02/07/06 - 1 - 9:16 a.m.)
PUBLIC COMMENT

Robert L. Berkind, on behalf of the Veterans Council of St. Johns County, thanked the Commission for their work and presented certificates of appreciation for the work done to locate the 120-bed, Veterans Nursing Home in St. Johns County. Recipients were Mary Ann Blount, Tom Crawford, Damon Douglas and Sgt. Major Joseph McDermott.

(9:19 a.m.) Vernon Kelly, The Players Championship at Sawgrass, spoke on the renovations to the golf course, and thanked Adams for his cooperation in helping to make those renovations happen. He introduced Jim Triola, Vice President Business Affairs and David Pillsbury, COO of the TPC. Pillsbury gave the presentation and explained the renovations and why they were needed. He said the conditions would be firm and fast and would create one of the best professional golf courses in the world.

(9:35 a.m.) Glenn Hastings, Tourist Development Council, commented on the TPC and its impact on the County from a tourism/marketing perspective.

(02/07/06 - 2 - 9:37 a.m.)

DELETIONS TO CONSENT AGENDA

Bosanko stated there had been an addition to item 12 on the Consent Agenda, which corrected some dates.

(02/07/06 - 2 - 9:38 a.m.)

APPROVAL OF CONSENT AGENDA

Motion by Stern, seconded by Rich, carried 4/0 with Bryant absent, to approve the Consent Agenda as amended.

1. Approval of the Cash Requirement Report
2. Minutes:
01/10/06 - BCC Regular Meeting
3. Sheriff's Office Bonds:
Cancel: Scott M. Yeoman Chad R. Carpenter
4. Motion to authorize the County Administrator or his designee, to award the low bid of \$199,810.00 to T & G Constructors for construction of Excelsior Building, Renovation of Offices for St. Johns County Housing Authority
5. Motion to approve the County Homeownership Assistance Program guidelines, procedures and related forms
6. Motion to adopt **Resolution No. 2006-27**, changing the name of W Vistana Dr to W Grande Villas Dr.

RESOLUTION NO. 2006-27

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA CHANGING A ROAD NAME FROM W VISTANA DR. TO W GRANDE VILLAS DR

7. Motion to adopt **Resolution No. 2006-28**, changing the name of E Vistana Dr to E Grande Villas Dr.

RESOLUTION NO. 2006-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

**CHANGING A ROAD NAME FROM E VISTANA DR.
TO E GRANDE VILLAS DR**

8. Motion to adopt **Resolution No. 2006-29**, accepting an Easement for Utilities for water and sewer service to Saint Johns Six Mile Creek West Unit Two Subdivision and accepting a Bill of Sale conveying all personal property associated with the water and sewer system

RESOLUTION NO. 2006-29

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE TO SAINT JOHNS SIX MILE CREEK WEST UNIT TWO SUBDIVISION AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM

9. Motion to adopt **Resolution No. 2006-30**, accepting a Non-Exclusive Assignment of Easement for Drainage in Murabella Subdivision Units One and Two and accepting a Bill of Sale conveying the Roadway and Drainage Improvements

RESOLUTION NO. 2006-30

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A NON-EXCLUSIVE ASSIGNMENT OF EASEMENT FOR DRAINAGE IN MURABELLA SUBDIVISION UNITS ONE AND TWO AND ACCEPTING A BILL OF SALE CONVEYING THE ROADWAY AND DRAINAGE IMPROVEMENTS

10. Motion to adopt **Resolution No. 2006-31**, approving the terms and authorizing the County Administrator to execute certain Purchase and Sale Agreements for property needed for the Woodlawn Road and Lewis Speedway intersection improvements

RESOLUTION NO. 2006-31

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE CERTAIN PURCHASE AND SALE AGREEMENTS FOR PROPERTY NEEDED FOR THE WOODLAWN ROAD AND LEWIS SPEEDWAY INTERSECTION IMPROVEMENTS

11. Motion to adopt **Resolution No. 2006-32**, approving a License Agreement Form and authorizing the County Administrator to execute the License Agreement as necessary without further Board action

RESOLUTION NO. 2006-32

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,

**APPROVING A LICENSE AGREEMENT FORM AND
AUTHORIZING THE COUNTY ADMINISTRATOR TO
EXECUTE THE LICENSE AGREEMENT AS NECESSARY
WITHOUT FURTHER BOARD ACTION**

12. Motion to adopt **Resolution No. 2006-33**, approving and authorizing the Chairman of the Board of County Commissioners to execute the terms of a Lease Agreement between St. Johns County, Florida as Landlord and Flagler Hospital, Inc. as tenant, which will provide the needed space for the Primary Health Care Clinic located in Hastings, Florida

RESOLUTION NO. 2006-33

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLOIRDA,
APPROVING AND AUTHORIZING THE CHAIRMAN
OF THE BOARD OF COUNTY COMMISSIONERS TO
EXECUTE THE TERMS OF A LEASE AGREEMENT
BETWEEN ST. JOHNS COUNTY AS LANDLORD AND
FLAGLER HOSPITAL, INC. AS TENANT WHICH WILL
PROVIDE THE NEEDED SPACE FOR THE PRIMARY
HEALTH CARE CLINIC LOCATED IN HASTINGS,
FLORIDA**

13. Motion to authorize the County Administrator, or his designee, to award a contract to the low bidder, Hager Construction Company, in the amount of \$690,000.00 for Bid No. 06-19R Moultrie Creek Bluff Stabilization
14. Motion to authorize the County Administrator, or his designee, to award a contract to the low bidder, U.S. Water Service Corporation, in the amount of \$417,500.00 for Bid No. 06-38 CR207 Concentrate Water Main
15. Motion to approve the transfer of \$1,115,055 [1192-59927] to the Holmes Boulevard Fund (3308-56330)(5110-56301) for the construction of Kenton Morrison Road Realignment and recommend the County Administrator, or his designee, to award a contract to the low bidder, Petticoat Contracting, Inc. in the amount of \$1,061,421.00 (Base Bid) plus \$53,634.00 (Alternate) for a total contract of \$1,115,055.00 for Bid No. 06-67, Kenton Morrison Road Realignment
16. Motion to authorize the County Administrator or his designee to enter into contract with Dav-lin Construction Company, Inc. for \$92,830.00 to upsize water main along SR 16
17. Motion to transfer \$29,877 from General Fund Reserves (0083-59920) to Detention Facilities Contractual Services (0042-53120) for engineering services needed to assist in the replacement of the Fire Alarm Systems at the Criminal Justice Center
18. Proofs:
- a. Proof, Notice of Hearing, St. Johns County Board of County Commissioners, Ordinance/Regulations affecting the Use of Land, Tuesday, November 15, 2005 at 5:30 p.m.
 - b. Proof, Notice, Tax Impact of Value Adjustment Board of St. Johns County
 - c. Proof, Notice to Bidders, Bid No. 06-68
 - d. Proof, Notice of Meeting, St. Johns County Board of County Commissioners, Special/Private Meeting, Tuesday, January 24, 2006 at 8:00 a.m.

- e. Proof, Notice of Hearing, St. Johns County Board of County Commissioners, Ponte Vedra Wastewater System, Tuesday, January 24, 2006 at 9:00am (St Augustine Record)
- f. Proof, Notice of Meeting, Health Care Delivery, Wednesday, January 18, 2006 at 1:00 p.m.
- g. Proof, Notice of Hearing, St. Johns County Board of County Commissioners, Ponte Vedra Wastewater System, Tuesday, January 24, 2006 at 9:00am (Ponte Vedra Recorder)

(02/07/06 - 5 - 9:38 a.m.)

ADDITIONS/DELETIONS TO REGULAR AGENDA

Stevenson requested that item No. 2 on the Regular Agenda be pulled.

(02/07/06 - 5 - 9:39 a.m.)

APPROVAL OF REGULAR AGENDA

Motion by Stern, seconded by Rich, carried 4/0, with Bryant absent, to approve the Regular Agenda as amended.

(02/07/06 - 5 - 9:39 a.m.)

1. WORKSHOP ON WEED & SEED PROGRAM

Derek B. Hankerson, Project Coordinator, introduced the presentation. Donna Schultz, U.S. Attorney Office, Middle District of Florida, explained the program and where it was located within the state. William Daniels, Community Resource Specialist, U.S. Attorney Office, also spoke and gave a Power Point presentation on the program. Greg White, Local Chairman of Weed & Seed, spoke as a concerned citizen and told how the program was initiated in St. Johns County. Wiley Deck, Aid to Congressman Mica, was also present.

(10:30 a.m.) Sheriff David Shoar spoke on his history with the Weed & Seed program and how it had progressed since inception. He explained to the Board that the purpose of the workshop was to get their thoughts on the program to determine its future direction.

(10:34 a.m.) There was general discussion on the positive impact of the program with all Commissioners commenting favorably. It was determined that it was the general consensus of the Board that the work done by the Weed & Seed program should be housed under the St. Johns Sheriff's Department.

The meeting recessed at 10:45 a.m. and reconvened at 10:57 a.m.

2. CONSIDER OFFERING ECONOMIC INCENTIVES TO BOTTLE (FL) QRS-16-70, INC.

This item was pulled from the agenda.

(10:57 a.m.) Commissioner Bryant joined the meeting, and the Board asked Stevenson to continue to serve as Chair of the meeting. Bryant was to resume as Chair after the lunch break. Stevenson asked that it be noted that Stern was not present, but would join the meeting shortly.

(10:57 a.m.) The meeting of the Board of County Commissioners was recessed and the meeting of the Community Redevelopment Agency was convened. Stern joined the meeting.

(02/07/06 - 6 - 10:59 a.m.)

3. CONSIDER MOTION TO ADOPT A RESOLUTION ACCEPTING THE TERMS OF A SUBORDINATION AGREEMENT AND AUTHORIZING THE CHAIRMAN OF THE BOARD TO EXECUTE THE AGREEMENT ACTING AS ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY TO ALLOW SUBORDINATION OF THE MORTGAGE IN FAVOR OF ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY

Proof of publication for the notice of public hearing regarding a Resolution to allow subordination of a mortgage in favor of St. Johns County Community Redevelopment Agency was received, having been published in the *St. Augustine Record* on January 31, 2006.

Tom Crawford, Housing and Community Services Director, gave the presentation.

(11:00 a.m.) **Motion by Stern, seconded by Maguire, carried 5/0, to approve adoption of CRA Resolution 2006-1, accepting the terms of a Subordination Agreement and authorizing the Chairman of the Board to execute the Agreement acting as St. Johns County Community Redevelopment Agency to allow subordination of the mortgage in favor of St. Johns County Community Redevelopment Agency.**

CRA RESOLUTION NO. 2006-1

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE TERMS OF A SUBORDINATION AGREEMENT AND AUTHORIZING THE CHAIRMAN OF THE BOARD TO EXECUTE THE AGREEMENT ACTING AS ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY TO ALLOW SUBORDINATION OF THE MORTGAGE IN FAVOR OF ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY

(11:01 a.m.) The meeting of the Community Redevelopment Agency was closed and the Board of County Commissioners meeting was reconvened.

(02/07/06 - 6 - 11:02 a.m.)

4. CONSIDER APPOINTMENTS TO THE VALUE ADJUSTMENT BOARD

Isabelle Lopez, Senior Assistant County Attorney, asked the Board for a motion for three representatives from the Board. Maguire suggested those Commissioners who would be campaigning not be considered for the positions. Bryant, Stevenson and Rich volunteered.

(11:03 a.m.) **Motion by Maguire, seconded by Stern, carried 5/0, to approve the appointment of Bryant, Stevenson and Rich, as regular members of the 2006 Value Adjustment Board with no alternate members.**

(02/07/06 - 7 - 11:04 a.m.)

5. CONSIDER APPOINTMENTS TO THE CATEGORY II FUNDING PANEL

Melissa Lundquist, gave the presentation and stated that terms for Dana Ste. Claire and George Gardner were expiring. She noted that the two necessary appointments needed to be members of the Tourist Development Council. The TDC's recommendations were for David Marriotti and Jack Peter for two-year terms.

(11:05 a.m.) **Motion by Stern, seconded by Rich, carried 5/0, to appoint David Marriotti and Jack Peter to the Category II Funding Panel for full two-year terms scheduled to expire February 7, 2008.**

(02/07/06 - 7 - 11:07 a.m.)

6. JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION VARIABLE RATE DEMAND REVENUE BONDS (YMCA OF FLORIDA'S FIRST COAST), SERIES 2006

Dan Bosanko, County Attorney, introduced Jean Mangu, Attorney and Bond Specialist for the County, to give a brief explanation for the purpose of the Bond. (11:08 a.m.) Mangu said she was representing the Bond Counsel and Borrower's Counsel for the YMCA who was doing the bond financing through the City of Jacksonville's Economic Development Commission. She explained they were asking for \$5,100,000 in bonds for projects in five different counties, and because a portion of the funds would be spent in St. Johns County for the St. Augustine YMCA, the BOCC needed to approve the issuance of those bonds.

(11:10 a.m.) Maguire commented and clarified what the Bond would cover in St. Johns County.

(11:11 a.m.) **Motion by Maguire, seconded by Rich, carried 5/0, to adopt Resolution No. 2006-34, approving the execution and delivery by the County of the Interlocal Agreement and the issuance of the Bonds by JEDC for the benefit of the YMCA.**

RESOLUTION NO. 2006-34

A RESOLUTION OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE EXECUTION AND DELIVERY OF AN INTERLOCAL AGREEMENT WITH THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION; APPROVING THE ISSUANCE BY THE JACKSONVILLE ECONOMIC DEVELOPMENT COMMISSION OF ITS VARIABLE RATE DEMAND REVENUE BONDS (YMCA OF FLORIDA'S FIRST COAST PROJECT), SERIES 2006, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,100,000, TO BE ISSUED FOR THE PURPOSE OF, AMONG OTHER THINGS, PROVIDING FUNDS TO MAKE A LOAN TO THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF FLORIDA'S FIRST COAST, INC., A FLORIDA NONPROFIT CORPORATION, TO FINANCE THE COST OF THE ACQUISITION, CONSTRUCTION, RENOVATION, EXPANSION, IMPROVEMENT AND EQUIPPING OF SOCIAL SERVICE CENTERS FOR SAID CORPORATION IN ST. JOHNS COUNTY, FLORIDA; AND PROVIDING OTHER DETAILS AND AN EFFECTIVE DATE

(02/07/06 - 8 - 11:11 a.m.)

7. PUBLIC HEARING - REQUEST TO VACATE A PORTION OF THE RIGHT OF WAY OF RIVERSIDE BOULEVARD - THE EXISTING ROADBED OF RIVERSIDE BOULEVARD WAS DISCOVERED TO BE OUT OF THE PLATTED RIGHT OF WAY TO THE NORTH DURING THE COUNTY'S DRIP PROJECT. ADDITIONAL RIGHT OF WAY WAS OBTAINED AT THAT TIME BY PRESCRIPTION (BY MAINTENANCE MAP) ON THE NORTH SIDE TO CONSTRUCT THE NEW COLD IN PLACE PAVEMENT WITHIN THE RIGHT OF WAY LEAVING AN ADDITIONAL 25' OF RIGHT OF WAY ON THE SOUTH SIDE. THE APPLICANT REQUESTS THAT THE COUNTY VACATE THAT 25' PORTION OF THE RIGHT OF WAY ON RIVERSIDE BOULEVARD ON THE SOUTH SIDE BETWEEN AIA AND BUTLER BOULEVARD

Proof of publication of notice of public hearing on vacating a portion of Riverside Boulevard was received, having been published in *The St. Augustine Record* on January 17, 2006.

Charles Kohler, P.E., Development Review Chief Engineer, gave the presentation and explained that staff had previously believed they might need the property, but had since learned that they wouldn't and did not have any objections to the applicant's request. Isabell Lopez, Senior Assistant County Attorney, was present.

There was discussion regarding use of the property for off street beach parking and for access to waterfront property.

(11:19 a.m.) Gary Davenport, 5337 Soundview Ave., stated that he represented the owner and applicant, Sam Collins, and said the purpose was to add a title company office there. He noted that the lot was odd shaped, and commented that parking for beach parking would be limited. (11:26 a.m.) Stevenson, Maguire and Bryant expressed concerns about the safety issue of backing onto A1A and on access to the waterway. Bryant and Stern commented regarding the economic impact of getting the property on the tax rolls.

(11:34 a.m.) **Motion by Bryant, seconded by Stern, carried 3/2, with Rich and Stevenson dissenting, to adopt Resolution 2006-35, vacating a certain portion of Riverside Boulevard.**

RESOLUTION NO. 2006-35

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, VACATING A CERTAIN PORTION OF RIVERSIDE BOULEVARD

(02/07/06 - 8 - 11:35 a.m.)

8. PUBLIC HEARING - REQUEST TO VACATE A PORTION OF ICE PLANT ROAD - THE APPLICANT DESIRES THE COUNTY TO VACATE ITS INTEREST IN THAT PORTION OF ICE PLANT ROAD AS DEFINED BY THE ATTACHED LEGAL DESCRIPTION EXHIBIT, "A" WHICH IS ADJACENT TO PROPERTY, OWNED BY THEM

Proof of publication of notice of public hearing on vacating a portion of Ice Plant Road was received, having been published in *The St. Augustine Record* on January 23, 2006.

Charles Kohler, Chief Engineer Development Services gave the presentation and stated that staff did not object to the application. John Welch, Foley & Lardner, Jacksonville stated that he represented the Luhrs Corporation. He explained that Luhrs planned to expand its plant and would use Ice Plant Road for some of its facilities.

(11:38 a.m.) **Motion by Rich, seconded by Bryant, carried 5/0, to adopt Resolution 2006-36, vacating a portion of Ice Plant Road.**

RESOLUTION NO. 2006-36

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, VACATING A PORTION OF ICE PLANT ROAD

The meeting moved to Item 10.

(02/07/06 - 9 - 1:36 p.m.)

9. CONSIDER OFFERING ECONOMIC INCENTIVES TO BOUTROS INVESTMENTS, LLC

Karen Johnson, Intergovernmental Specialist, reviewed this item. Rich asked what types of jobs would be generated by this effort. Johnson responded that the intended use of the speculative space was light industrial and warehouse. She was not sure what types of businesses were going into this space.

(1:39 p.m.) David Boutros, 218 West King Street, explained what the space would be used for. Rich asked if any jobs would be generated. Boutros replied that he didn't know. Rich mentioned that bringing in new jobs was part of the incentive package. Maguire spoke on renting spaces for businesses. Stern asked if the number of jobs and average salaries were considered in this application. Johnson replied no. Rich asked the Board to reconsider this ordinance. Discussion ensued. (1:49 p.m.) **Motion by Stern, seconded by Maguire, to adopt the attached incentive calculation of \$16,080, and to instruct the attorney's office to prepare an agreement and place the agreement on a future consent agenda when adopted.** Discussion followed.

(1:53 p.m.) Kari Keating, Chamber of Commerce, 1 Riberia Street, spoke on the economic policy. (1:54 p.m.) **The motion carried 4/1 with Rich opposing.**

The meeting moved to Item 11.

(02/07/06 - 9 - 11:39 a.m.)

10. PUBLIC HEARING - REZ 2005-46 COTTAGE LIVING - THIS IS A REQUEST TO REZONE .69 ACRES FROM COMMERCIAL HIGHWAY TOURIST TO RESIDENTIAL GENERAL (RG-1) IN ORDER TO REMOVE THE NON-CONFORMING STATUS OF THE EXISTING SINGLE FAMILY DWELLING WHICH HAS EXISTED ON THE PARCEL SINCE PRIOR TO THE 1990 COMPREHENSIVE PLAN. THE PARCEL IS LOCATED JUST EAST OF A1A IN VILANO BEACH ON BEACHCOMBER WAY AND IS IN THE RESIDENTIAL C COASTAL LAND USE AREA AS DEPICTED ON THE 2015 FUTURE LAND USE MAP. CENTRAL WATER IS PROVIDED BY NORTH BEACH UTILITIES AND SEWER IS TREATED BY AN ONSITE SEPTIC SYSTEM. ADJACENT ZONINGS ARE COMMERCIAL HIGHWAY TOURIST (CHT) AND RESIDENTIAL GENERAL (RG-1) AND THE AREA IS PREDOMINANTLY SINGLE FAMILY RESIDENTIAL. THE PARCEL IS PART OF THE SURFSIDE

SUBDIVISION AND ALTHOUGH THIS SUBDIVISION IS ZONED CHT, THERE ARE NO COMMERCIAL USES AT THIS TIME. THE SURFSIDE SUBDIVISION HAS BEEN IDENTIFIED BY THE COUNTY AS A CANDIDATE FOR THE COUNTYWIDE ADMINISTRATIVE ZONING IN THAT THE CURRENT CHT ZONING IS INCONSISTENT WITH THE RESIDENTIAL C LAND USE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS REQUEST BY A VOTE OF 5/0 AT THEIR DECEMBER 1, 2005 MEETING

Proof of publication of notice of public hearing on REZ 2005-46, Cottage Living was received, having been published in *The St. Augustine Record* on January 23, 2006.

Bruce Ford, Chief Planner, gave the presentation, and reported that staff and the PZA had recommended approval.

(11:43 a.m.) Applicant, Peggy Friese, 51B Beachcomber Way, stated she wanted to be conforming to the land use, in case they wanted to make renovations or refinance their property.

(11:44 a.m.) Karen Taylor, 3070 Harbor Drive, stated she was involved in the Vilano redevelopment and spoke in opposition because of the side setbacks, which would allow them only a 10' x 10' area to be able to build on. She said they should do the whole block as CG or the whole block as residential.

(11:47 a.m.) Bruce Ford responded to a question by Bryant, and said the preferred method would be to look at it as one whole block rather than piecemeal for rezoning purposes.

(11:48 a.m.) Vivian Browning, 40 Beachcomber Way, neighbor to the property owner, spoke in opposition. She asked they send it back to the Planning Department to work out a better solution than spot zoning.

(11:50 a. m.) Sue Parker Williams, 51D Beachcomber, also a neighbor, stated they were small, fishing cottages from the 1940's, and spoke in opposition to the rezoning.

(11:53 a.m.) Maguire read a comment into the record for Marie Squillace, 2854 Coastal Hwy, Apt. 6, who was opposed to the request.

There was general discussion by the Board as to the rezoning options. Patrick McCormack, Assistant County Attorney, suggested that it might not be spot zoning if the request was compatible with the Comprehensive Plan.

(12:02 a.m.) Bosanko stated the applicant had a right to apply and it was a possible solution, though not the only solution. He said the County was not required to approve it but they could approve it. There was discussion regarding postponement of the request in order to look at the entire block and other possible options.

(12:06 a.m.) **Motion by Maguire, seconded by Bryant, carried 5/0, to continue the item.**

Meeting recessed at 12:10 p.m., and reconvened at 1:36 p.m. with Bryant, Maguire, Stern, Rich, Stevenson, Adams, Bosanko, Hunt, and Deputy Clerk Lenora Newsome present.

The meeting moved to Item 9.

(02/07/06 - 11 - 1:54 p.m.)

11. PUBLIC HEARING - NZVAR 2005-11, CANAL BOULEVARD OFFICE COMPLEX - THIS REQUEST SEEKS APPROVAL OF A NON-ZONING VARIANCE REGARDING LANDSCAPING WITHIN THE 10 FOOT PERIMETER BUFFERS ON THE NORTH, EAST AND WEST SIDES OF THE SUBJECT PARCEL, CONSISTENT WITH THE CRITERIA OF SECTION 3.06.06.B.1 OF THE LAND DEVELOPMENT CODE. THE PARCEL IS LOCATED ON THE NORTH SIDE OF CANAL BOULEVARD, BETWEEN ROSCOE BOULEVARD AND PALM VALLEY ROAD, AND IS ZONED COMMERCIAL GENERAL (CG). THIS REQUEST WAS REVIEWED BY THE PONTE VEDRA/PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE (ARC) AT THEIR JANUARY 25, 2006 MEETING. THE ARC APPROVED A MOTION TO SUPPORT THE VARIANCE WITH THE FOLLOWING EXCEPTION: WITHIN THE 10 FOOT PERIMETER BUFFER FROM THE NORTHEAST CORNER OF THE PARCEL AND RUNNING WEST 100 FEET ALONG THE NORTH SIDE, AND FROM THE NORTHEAST CORNER OF THE PARCEL RUNNING SOUTH 50 FEET ALONG THE EAST SIDE, THE PLANTINGS SHALL COMPLY WITH THE STANDARDS IN SECTION 3.06.6.B.2. THIS EXCEPTION WAS TO PROVIDE ADDITIONAL SCREENING TO THE EXISTING HOMES LOCATED ADJACENT TO THE NORTHEAST CORNER OF THE PARCEL. THE APPLICANTS AGREED TO THIS MOTION BY THE ARC

Proof of publication of notice of public hearing on NZVAR 2005-11, Canal Blvd. Office Complex, was received, having been published in *The St. Augustine Record* on January 23, 2006.

Bruce Ford, Chief Planner, reviewed this item, stating that this was a request for a variance to the landscaping criteria of Section 3.06.06B2, utilizing maps, Exhibit A.

(2:00 p.m.) Karen Taylor, 3070 Harbor Drive, on behalf of St. Augustine Development Corp., spoke on the two requirements: buffering on the north wall corner and tree spacing. She stated that this was not a hardship case, just a deviation to the code. Maguire asked about the concurrency letter and the trees. Ford replied that they were working with forestry on the trees. Maguire spoke on retention and drainage. Ford stated that the drainage review was part of the construction review. (2:07 p.m.) **Motion by Maguire, seconded by Stern, carried 5/0, to approve NZVAR 2005-011, making findings of fact 1 through 6 to support the motion, including the exception listed in the package for the extra buffering.** Stevenson asked about the landscaping. Taylor responded. **The motion carried 5/0.**

(02/07/06 - 11 - 2:09 p.m.)

12. PUBLIC HEARING - MAJMOD 2005-25, LIBERTY PARK PUD - THE LIBERTY PARK PUD CONSISTS OF 148.05 ACRES, AND IS LOCATED ON THE EAST SIDE OF PACETTI RD., APPROXIMATELY 1 MILE NORTH OF CR 208. THE MAJOR MODIFICATION PROPOSES TO ELIMINATE THE AFFORDABLE HOUSING COMPONENT OF THE ORIGINAL PUD. AS A RESULT THE AMOUNT OF PROPOSED UNITS HAS DECREASED FROM 408 TO 296. THIS PROJECT WAS ORIGINALLY PROPOSED WITH THREE UNITS PER ACRE BASED UPON AN AFFORDABLE HOUSING DENSITY CREDIT. THE APPLICANT CURRENTLY DOES NOT CHOOSE TO DEVELOP WITH THREE UNITS PER ACRE AND IS COMPLYING WITH THE RESIDENTIAL B DENSITY OF TWO UNITS PER ACRE. A WAIVER TO THE REQUIREMENT TO PROVIDE A MINIMUM OF 25% OPEN SPACE HAS BEEN REMOVED AND THE PROJECT NOW MEETS ALL OPEN SPACE REQUIREMENTS. ALL

OTHER PROVISIONS OF THE APPROVED PUD WILL REMAIN IN EFFECT. THE SITE IS LOCATED IN THE RESIDENTIAL - B DESIGNATION OF THE 2015 FUTURE LAND USE MAP. THE PLANNING AND ZONING AGENCY MADE A RECOMMENDATION TO DENY THE MODIFICATION AT ITS DECEMBER 1, 2005 MEETING WITH A VOTE OF 4 TO 1, FINDING THE PROPOSED CHANGE IS NOT IN THE PUBLIC GOOD

Proof of publication of notice of public hearing on MAJMOD 2005-25, Liberty Park PUD, was received, having been published in *The St. Augustine Record* on January 23, 2006.

Bruce Ford, Chief Planner, reviewed this item, stating that this was a request to modify the existing PUD, in order to reduce the number of dwellings units from 408 to 296 and to remove the affordable housing provisions from the PUD. He summarized the Master Development Plan proposal, Exhibit A. He mentioned the waiver that was requested, and stated that staff did not object. He stated that the concurrency certificate had been modified to reduce the number of units. Rich asked if there were any affordable housing units in this project. Ford replied no. Maguire disclosed ex-parte communication with the applicant; they discussed the affordable housing issue. Stevenson disclosed ex-parte communication with the developer, Rick Wood, in regards to the changes to the project and the affordable housing issue. Bryant disclosed ex-parte communication with Rick Wood; they discussed density. Stern disclosed having ex-parte communication with Rick Wood regarding the affordable housing element and the reason for the requested change.

(2:19 p.m.) George McClure, 170 Malaga Street, Suite A, reviewed Rick Wood's objectives. He spoke on having very little distinction between the homes. McClure compared the current plan to the proposed plan.

(2:33 p.m.) Tom Crawford, Director of Housing and Community Services, stated that if this project were approved, the county would lose some affordable housing/homeownership units. Maguire asked if there were anything they would commit to as an alternative to offset the loss of the affordable housing. Bosanko mentioned that Maguire was getting into areas he shouldn't get into. Patrick McCormack, Assistant County Attorney, advised the Board to base their decision only on this application. Discussion followed on basing the decision on a legitimate public purpose. Rich disclosed ex-parte communication with Rick Wood regarding the affordable housing issue. (2:51 p.m.) *Motion by Rich to deny rezoning application PUD 2005-25, adopting the findings of fact that the change is not consistent with the public interest. The motion failed for lack of a second.* (2:52 p.m.) **Motion by Stevenson, seconded by Bryant, carried 4/1 with Rich opposed, to adopt Ordinance No. 2006-10, known as MAJMOD 2005-25, Liberty Park PUD, adopting findings of fact 1 through 6 to support the motion.**

(2:54 p.m.) McClure spoke on a rumor about Mr. Wood offering assistance to the affordable housing program. Maguire spoke on the Planning and Zoning Agency not justifying their vote and needing more affordable housing. Rich spoke on the public interest and the good of the public. Stern mentioned that St. Johns County had some of the best staff in the state of Florida and that they needed to have more discussion on affordable housing.

ORDINANCE NO. 2006-10

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, APPROVING A MAJOR
MODIFICATION TO THE LIBERTY PARK PLANNED

**UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER
05-33, AS AMENDED; MAKING FINDINGS OF FACT;
REQUIRING RECORDATION; AND PROVIDING AN
EFFECTIVE DATE**

The meeting recessed at 3:03 p.m., and reconvened at 3:14 p.m.

(3:14 p.m.) Teresa Bishop, Planning Director, requested to pull Items 16 and 17 from the agenda because there were issues with the language in the impact fee credit agreement, Item 16, and Item 17 relied on that impact fee credit agreement. McClure stated that if they could have two weeks, they could get the issues resolved. (3:15 p.m.) **Motion by Stern, seconded by Maguire, carried 5/0, to move Items 16 and 17 to February 21st.**

(3:15 p.m.) Maguire left the meeting.

[\(02/07/06 - 13 - 3:16 p.m.\)](#)

13. PUBLIC HEARING - PUD 2005-33, PRAIRIE LAKES PLANNED UNIT DEVELOPMENT - THIS REQUEST SEEKS TO REZONE APPROXIMATELY 16.15 ACRES FROM OPEN RURAL TO PLANNED UNIT DEVELOPMENT IN ORDER TO FURTHER DEVELOP A SINGLE-FAMILY PLANNED UNIT DEVELOPMENT (PUD) BY UP TO 19 UNITS. THE TOTAL PUD IS PROPOSED TO ENCOMPASS 102.63 ACRES AND WILL NOT EXCEED 122 SINGLE-FAMILY UNITS. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF CR 214, AND I-95, AND IS DESIGNATED AS RESIDENTIAL B ON THE FUTURE LAND USE MAP. THE PROJECT PROPOSES A SINGLE VEHICULAR ACCESS POINT ONTO CR 214 AND INCLUDES THE PROVISION OF A SIDEWALK ALONG ONE SIDE OF THE MAIN INTERNAL ROAD. THE MASTER DEVELOPMENT PLAN ALSO INCLUDES 25.66 ACRES OF OPEN SPACE, INCLUDING RECREATION, WETLANDS, LAKES AND PERIMETER BUFFERS. THE TOTAL PERCENTAGE OF OPEN SPACE, AS DETERMINED DURING THE ADOPTION OF THE ORIGINAL PUD, EXCEEDS 25% OF THE PROJECT SITE. WHEN THE PUD WAS ORIGINALLY APPROVED PONDS/LAKES COULD BE INCLUDED AS OPEN SPACE. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THIS REZONING REQUEST AT THEIR DECEMBER 1, 2005 HEARING BY A VOTE OF 5/0

Proof of publication of notice of public hearing on PUD 2005-33, Prairie Lakes was received, having been published in *The St. Augustine Record* on January 23, 2006.

Bruce Ford, Chief Planner, reviewed this item, stating that Staff supported this modification, and that the Planning and Zoning Agency recommended approval by a vote of 5 to 0. Stevenson asked if the greenway went through the property. Ford replied that the greenway was farther to the west, and that he didn't know the exact location of the greenway. Adjacent Property Owner forms were handed in, Exhibit A.

(3:20 p.m.) Danielle Mayoros, 3611 St. Johns Bluff Road, Jacksonville, representing the applicant, gave the history on Prairie Lakes, and stated that she would like to take out the waiver because they had already installed the recreation. (3:21 p.m.) **Motion by Stern, seconded by Stevenson, carried 4/0 with Maguire absent, to enact Ordinance No. 2006-11, known as PUD 2005-33, Prairie Lakes PUD, adopting findings of fact 1 through 7 to support the motion.**

ORDINANCE NO. 2006-11

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM OR (OPEN RURAL)
TO PUD (PLANNED UNIT DEVELOPMENT);
PROVIDING FINDINGS OF FACT; PROVIDING A
SAVINGS CLAUSE; REQUIRING RECORDATION; AND
PROVIDING AN EFFECTIVE DATE

(02/07/06 - 14 - 3:22 p.m.) (Items 14 and 15 were discussed simultaneously.)

14. PUBLIC HEARING - NOPC 2005-01, JULINGTON CREEK DRI/PUD - THIS ITEM WAS CONTINUED FROM THE JANUARY 10, 2006 BOARD OF COUNTY COMMISSIONERS MEETING. THIS IS A NOTICE OF PROPOSED CHANGE (NOPC) TO AMEND THE JULINGTON CREEK PLANTATION DRI DEVELOPMENT ORDER FOR PARCELS 50 AND 52. PARCEL 50 - 4.3 ACRES: REQUEST TO CHANGE THE APPROVED DRI LAND USE FROM SINGLE-FAMILY RESIDENTIAL (RS-3) TO RECREATION (RA) TO ACCOMMODATE A NEW RECREATION CENTER THAT WILL SERVE THE RESIDENTS OF JULINGTON CREEK PLANTATION. THE PROPOSED RECREATION CENTER WILL INCLUDE A FITNESS CENTER AND ANCILLARY COMMERCIAL USES, SUCH AS A PRO SHOP AND A RESTAURANT/SNACK BAR. THE APPLICANT PROVIDES THE PROPOSED CHANGE DOES NOT RESULT IN A NEW USE. PARCEL 52 - 3.9 ACRES: REQUEST TO CHANGE THE APPROVED DRI LAND USE FROM RECREATION TO SINGLE-FAMILY (RS-3) TO ALLOW THE DEVELOPMENT OF FOUR (4) SINGLE-FAMILY UNITS. THE CHANGE IS PROVIDED THROUGH A CONVERSION OF SIX (6) MULTI-FAMILY UNITS AND THE TRANSFER OF TWO (2) SINGLE-FAMILY UNITS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM DURING THE JANUARY 5, 2006 MEETING. THE PZA VOTED TO RECOMMEND APPROVAL INCLUDING A MODIFICATION TO THE RESOLUTION TO CLARIFY PARCELS 50 AND 52 ARE SUBJECT TO THE CURRENT LAND DEVELOPMENT CODE. THE MOTION PASSED BY A VOTE OF 4/2, WITH ONE MEMBER ABSENT

Proof of publication of notice of public hearing on NOPC 2005-01, Julington Creek DRI, was received, having been published in *The St. Augustine Record* on January 23, 2006.

Lindsay Haga, AICP, Planner III, stated that Items 14 and 15 could be discussed together, but would have to be voted on separately. She summarized the revisions to the Notice of Proposed Change, Exhibit A. Rich disclosed ex-parte communication with the Community Development District Board, and with some of the homeowners in the area. Stevenson disclosed ex-parte communication with the residents in the area. Haga spoke on the multifamily units and the major modifications, stating that the applicant had requested that the master development plan that was submitted for parcel 50, the recreation area, be removed. She stated that they were requesting two waivers: 1) to allow for shared driveway access on Durbin Creek Blvd.; and 2) a waiver to the 25-foot building setback for lots 3 and 4. She stated that the Planning and Zoning Agency's recommendation was for the approval of the waiver for the shared driveway, but that it excluded the waiver request for the introduction of the building setbacks.

(3:31 p.m.) George McClure, 170 Malaga St., explained the boundaries of the DRI, confirming the change in the NOPC. He spoke on the requested waivers. Stevenson asked McClure if they could take the two units out. McClure answered yes. A copy of a resolution and an ordinance was turned in for the record, Exhibit B. (3:41 p.m.) **Motion by Stevenson, seconded by Bryant, carried 4/0 with Maguire absent, to approve Resolution No. 2006-37, approving a Notice of Proposed Change to the**

Julington Creek DRI Development Order, adopting findings of fact 1 through 4 to support the motion.

RESOLUTION NO. 2006-37

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE JULINGTON CREEK PLANTATION DRI RESTATED DEVELOPMENT ORDER, RESOLUTION NO. 1993-159, AS AMENDED; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE

(02/07/06 - 15 - 3:41 p.m.) (Items 14 and 15 were discussed simultaneously.)

15. PUBLIC HEARING - MAJMOD 2005-13, JULINGTON CREEK DRI/PUD - THIS ITEM WAS CONTINUED FROM THE JANUARY 10, 2006 MEETING. THIS IS AN EXISTING PLANNED UNIT DEVELOPMENT WITHIN THE JULINGTON CREEK DEVELOPMENT OF REGIONAL IMPACT (DRI). THE MAJOR MODIFICATION WOULD REVISE THE JULINGTON CREEK PLANTATION PUD FOR PARCELS 50 AND 52. PARCEL 50 - 4.3 ACRES: REQUEST TO CHANGE THE APPROVED DRI LAND USE FROM SINGLE-FAMILY RESIDENTIAL (RS-3) TO RECREATION (RA) TO ACCOMMODATE A NEW RECREATION CENTER THAT WILL SERVE THE RESIDENTS OF JULINGTON CREEK PLANTATION. THE PROPOSED RECREATION CENTER WILL INCLUDE A FITNESS CENTER AND ANCILLARY COMMERCIAL USES SUCH AS A PRO SHOP AND A RESTAURANT/SNACK BAR. THE APPLICANT PROVIDES THE PROPOSED CHANGE, DOES NOT RESULT IN A NEW USE. PARCEL 52 - 3.9 ACRES: REQUEST TO CHANGE THE APPROVED DRI LAND USE FROM RECREATION TO SINGLE-FAMILY (RS-3) TO ALLOW THE DEVELOPMENT OF FOUR (4) SINGLE-FAMILY UNITS. THE CHANGE IS PROVIDED THROUGH A CONVERSION OF SIX (6) MULTI-FAMILY UNITS AND THE TRANSFER OF TWO (2) SINGLE-FAMILY UNITS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM DURING THE JANUARY 5, 2006 MEETING. THE PZA VOTED 4/2 TO RECOMMEND APPROVAL OF THE MAJMOD APPLICATION, INCLUDING THE WAIVER REQUEST FOR SHARED DRIVEWAYS ONLY. DISCUSSION CENTERED ON THE PROPOSAL TO SWITCH RECREATION PROPERTY WITH OTHER ESTABLISHED USES. IN ADDITION, DISCUSSION COVERED THE NEED FOR THE SECOND WAIVER REQUEST TO REDUCE THE TWENTY-FIVE FOOT BUILDING SETBACK ON THE SINGLE-FAMILY LOTS

Proof of publication of notice of public hearing on MAJMOD 2005-13, Julington Creek DRI, was received, having been published in *The St. Augustine Record* on January 23, 2006.

Forms opposing this project were handed in for the record, Exhibit A. **Motion by Stevenson, seconded by Rich, carried 4/0 with Maguire absent, to enact Ordinance No. 2006-12, known as MAJMOD 2005-13, Julington Creek Plantation PUD, adopting findings of fact 1 through 6 to support the motion, including a reduction of two dwelling units and the variance that will apply to lot #4.**

ORDINANCE NO. 2006-12

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE JULINGTON CREEK

**PLANTATION PLANNED UNIT DEVELOPMENT (PUD)
ORDINANCE NUMBER 82-14, AS AMENDED; MAKING
FINDINGS OF FACT; REQUIRING RECORDATION;
AND PROVIDING FOR AN EFFECTIVE DATE**

16. CONSIDER A MOTION TO ADOPT A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE CUMMER LANDS IMPACT FEE CREDIT AGREEMENT IN THE AMOUNT OF \$1,778,000.00 IN ROAD IMPACT FEE CREDITS

This item was pulled from the agenda and rescheduled to February 21st.

17. PUBLIC HEARING - NOPC 2005-02, BARTRAM DRI/PUD - THIS ITEM WAS CONTINUED FROM THE JANUARY 10, 2006 BOARD OF COUNTY COMMISSIONERS MEETING TO ALLOW FOR RESOLUTION OF THE OUTSTANDING COMMENTS. THIS IS A NOTICE OF PROPOSED CHANGE (NOPC) TO AMEND THE BARTRAM PARK DRI DEVELOPMENT ORDER. THE NOPC APPLICATION CONSISTS OF FOUR CHANGES TO THE DEVELOPMENT ORDER. THE CHANGES WOULD REVISE GENERAL CONDITION 3, PHASING, TO SHIFT APPROVED DEVELOPMENT FROM PHASE I TO PHASE II; SPECIAL CONDITION 13, WETLANDS, TO ADDRESS THE SALE OF THE PRESERVE, MITIGATION FOR IMPACTS AND LIMITATIONS ON WETLAND IMPACTS; SPECIAL CONDITION 24, RACETRACK ROAD, TO PROVIDE A TIME CERTAIN FOR THE WIDENING OF RACETRACK ROAD FROM THE EAST SPINE ROAD TO RUSSELL SAMPSON, INCLUDING THE I-95 BRIDGE/FLYOVER AND DURBIN CREEK BRIDGE AND ADDRESS IMPACT FEE CREDITS FOR THE PROPORTIONATE SHARE AMOUNT; MASTER PLAN MAP H TO ADDRESS LAND USE CHANGES PREVIOUSLY APPROVED THROUGH MODIFICATIONS. THE PLANNING AND ZONING AGENCY HEARD THIS ITEM DURING THE JANUARY 19, 2006 MEETING. THE AGENCY VOTED 6/1 TO RECOMMEND APPROVAL OF THE NOPC. DISCUSSION DURING THE HEARING CENTERED ON THE PHILOSOPHY OF ALLOWING IMPACT FEE CREDITS AND THE USE OF EMINENT DOMAIN TO ACQUIRE RIGHT-OF-WAY. THE AGENCY ADDED A FIFTH FINDING OF FACT ON WHICH TO RECOMMEND APPROVAL: THE COUNTY WILL NOT USE EMINENT DOMAIN ON HOMESTEADS (I.E. PROPERTY WITH ACTIVE HOMES)

Proof of publication of notice of public hearing on NOPC 2005-02, Bartram Park, was received, having been published in *The St. Augustine Record* on January 9, 2006.

This item was pulled from the agenda and rescheduled to February 21st.

[\(02/07/06 - 16 - 3:44 p.m.\)](#)

18. PUBLIC HEARING - USP 2005-01, TIDEWATER AT NOCATEE COMPREHENSIVE SIGNAGE PLAN (NOCATEE PUD/DRI) - THE NOCATEE PLANNED UNIT DEVELOPMENT TEXT AND SUBSEQUENT INCREMENTAL MASTER DEVELOPMENT PLANS FOR INDIVIDUAL VILLAGES PROVIDES FOR UNIFIED SIGNAGE PLANS (USP). THE PROPOSED TIDEWATER AT NOCATEE'S USP IDENTIFIES PROJECT SIGNAGE FOR THE MULTI-FAMILY SECTION OF THE TOWN CENTER SOUTH RESIDENTIAL NEIGHBORHOOD OF THE NOCATEE DRI/PUD. THE USP CONSISTS OF A SINGLE MONUMENT SIGN TO ANNOUNCE THE LOCATION OF THE TIDEWATER MULTI-FAMILY COMMUNITY (REFER TO ATTACHED USP TEXT AND GRAPHIC). A USP FOR THE SINGLE-FAMILY PORTION OF THE TOWN

CENTER SOUTH RESIDENTIAL AREA WILL BE FILED UNDER SEPARATE COVER

Proof of publication of the notice of public hearing on USP 2005-01, Tidewater was received, having been published in *The St. Augustine Record* on January 23, 2006.

Lindsay Haga reviewed this item, stating that they were requesting one additional sign, Exhibit A. **Motion by Rich, seconded by Bryant, carried 4/0 with Maguire absent, to approve Resolution No. 2006-38, known as USP 2005-01, Tidewater at Nocatee Unified Signage Plan, adopting findings of fact 1 through 4 to support the motion.**

RESOLUTION NO. 2006-38

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING A UNIFIED SIGNAGE PLAN (USP) TO THE NOCATEE PLANNED UNIT DEVELOPMENT; ORDINANCE NO. 2002-65, AS AMENDED

(02/07/06 - 17 - 3:46 p.m.)

COMMISSIONERS' REPORTS

Commissioner Stern:

Stern spoke on the Weed and Seed Program from this morning's agenda.

(3:46 p.m.)

Commissioner Stevenson:

Stevenson reported that Julington Creek had two young eagles.

(3:47 p.m.)

Commissioner Rich:

Rich spoke on issues being placed on the consent agenda regarding nursing homes.

(3:47 p.m.)

Commissioner Bryant:

Bryant commented on possibly making changes to the incentive packages, and on having a joint meeting with Clay County. Discussion ensued.

(02/07/06 - 17 - 3:53 p.m.)

COUNTY ADMINISTRATOR'S REPORT

Adams announced that St. Johns County Day was scheduled for March 15, 2006 in Tallahassee. He also spoke on the VA nursing home.

(02/07/06 - 17 - 3:54 p.m.)

CLERK OF COURT'S REPORT

No report.

(02/07/06 - 17 - 3:54 p.m.)

COUNTY ATTORNEY'S REPORT

Bosanko announced that there was a closed-door meeting scheduled for February 22nd at 8:00 a.m. because he needed more direction on the Surfrider case. He also addressed the ethics on lobbying activities, stating that it did not refer to county officials.

(3:58 p.m.) Motion by Stevenson, seconded by Bryant, carried 4/0 with Maguire absent, to adjourn the meeting. With there being no further business to come before the Board, the meeting adjourned at 3:58 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners' Check Register, Check No. 378322 through 378528, totaling \$1,850,171.68 (01/17/06)
2. St. Johns County Board of County Commissioners' Check Register, Check No. 378529 through 378557, totaling \$3,748.15 (01/19/06)
3. St. Johns County Board of County Commissioners' Check Register, Check No. 378558 through 378981, totaling \$2,182,037.69 (01/24/06)

CORRESPONDENCE:

1. Letter dated January 16, 2006 from Nick Cassala, Vice President and Project Manager, North Florida Region, to Bobby Hall, regarding the reservation of a fire station site within the River Town DRI
2. Letter dated January 25, 2006 to Denise Bunnewith, Executive Director, First Coast MPO, regarding an original partially executed Joint Participation Agreement between St. Johns County and First Coast Metropolitan Planning Organization to develop a Transit Development Plan
3. Letter dated January 27, 2006 to Joseph Gordy, President Flagler Hospital, regarding an original contract for the Provision of Financial Assistance for the Flagler Baker Act Facility
4. Letter dated January 31, 2006 to Liz Cloud, Program Administrator, filing St. Johns County Ordinance Numbers 2006-4 through 2006-9

Approved February 21, 2006

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Cheryl Strickland
Deputy Clerk

